

C. Environment Agency Data

Appendices

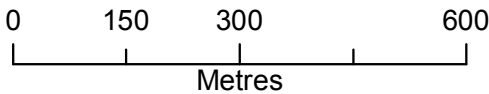
807 High Road, Tottenham
Project Number: WIE20265

Document Reference: WIE20265-100-R-1-3-1-FRA

Flood Map for Planning centred on: 807 High Road, London, N17 8ER - 16/12/2019 - HNL 153293 CB



Environment Agency
Alchemy,
Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE



Legend

- Main Rivers
- Site location

Flood Map for Planning

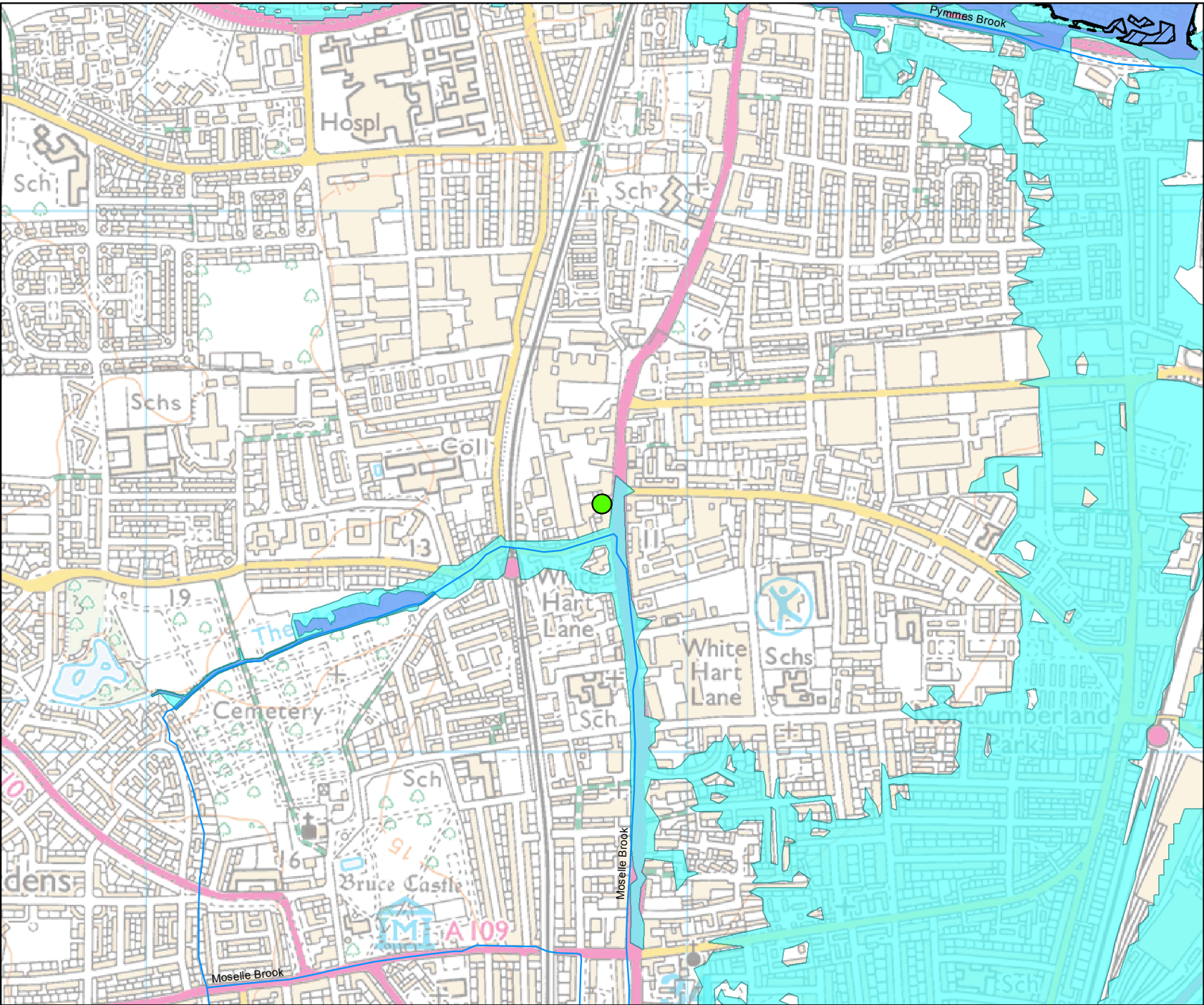
- Flood Storage Area
- Areas Benefiting from Flood Defences
- Flood Zone 3
- Flood Zone 2

Flood Map for Planning (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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Partnerships & Strategic Overview,
Hertfordshire & North London

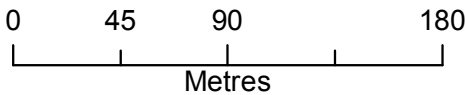


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Detailed FRA centred on: 807 High Road, London, N17 8ER - 16/12/2019 - HNL 153293 CB



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Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE



Legend

- Main Rivers
- Site location

Defended Flood Outlines

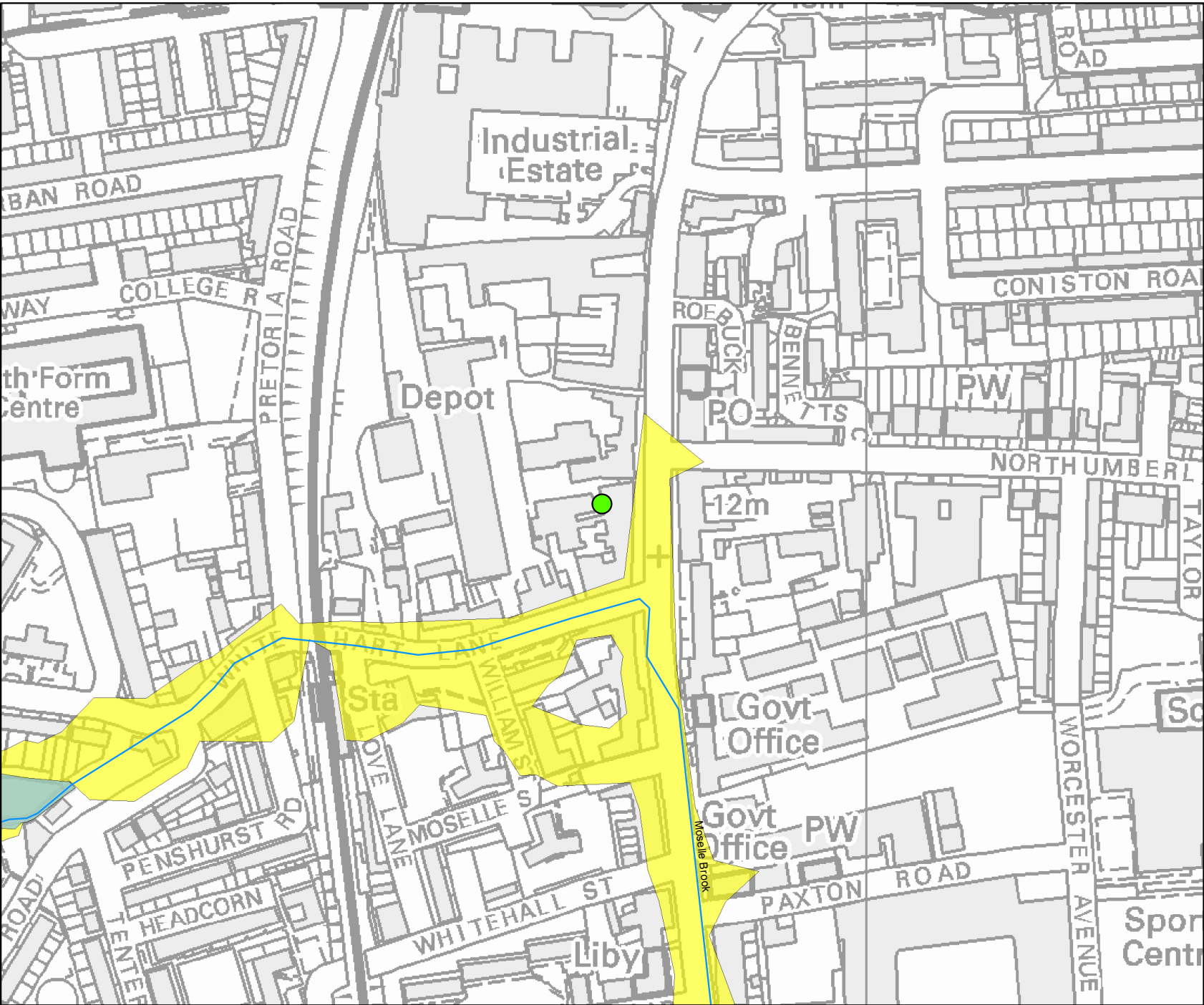
- 1 in 100+20% (CC) Defended
- 1 in 1000 (0.1%) Defended

The data in this map has been extracted from the River Lee Modelling & Mapping Study (Halcrow, 2010). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

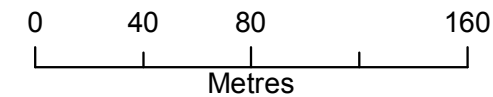
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

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Hertfordshire,
AL7 1HE



Legend

- Main Rivers
- Site location

1D Node Results

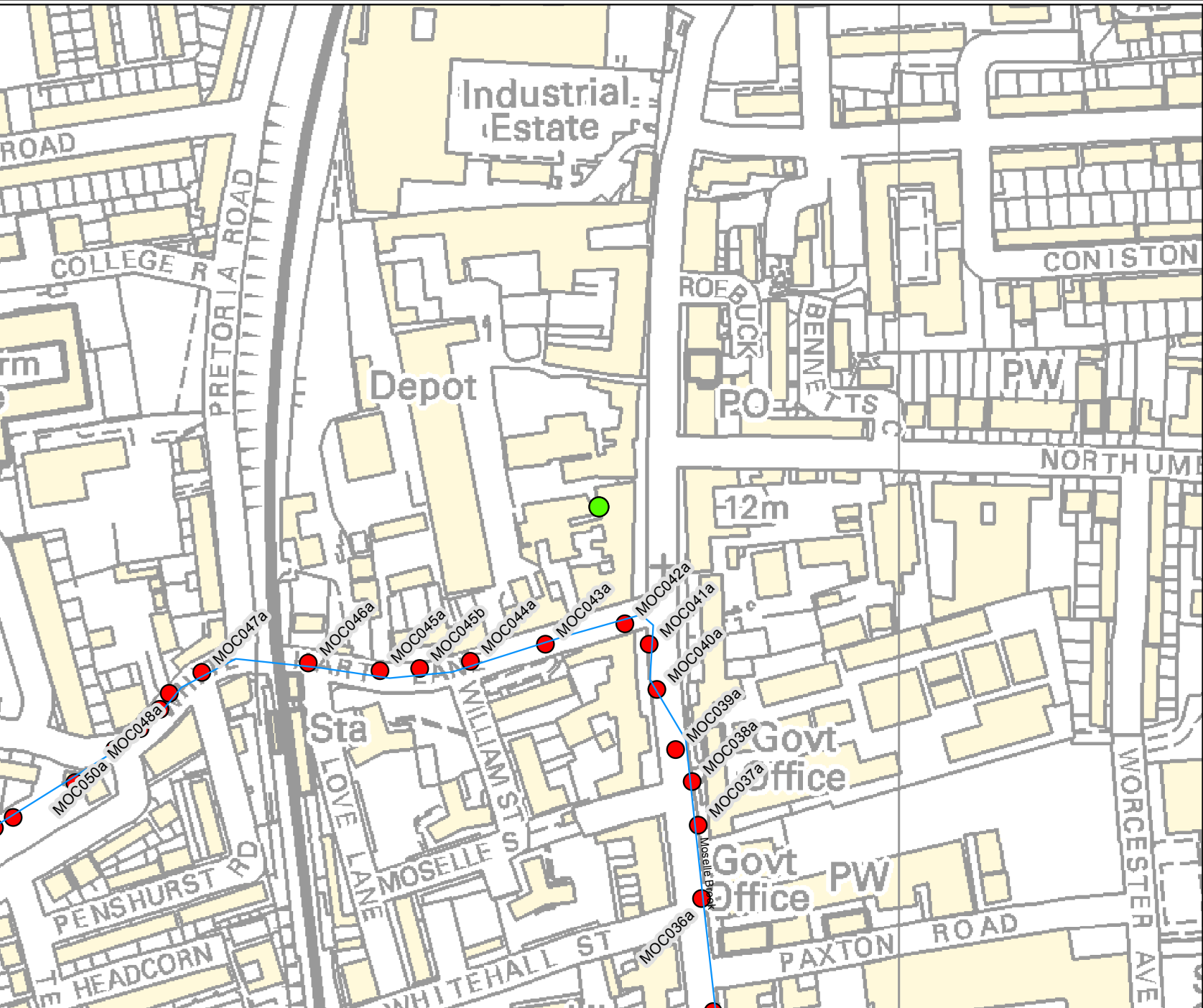
- Node Results

The data in this map has been extracted from the River Lee Modelling & Mapping Study (Halcrow, 2010). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

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<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Produced by:
Partnerships & Strategic Overview,
Hertfordshire & North London



Environment Agency ref: HNL 153293 CB

The following information has been extracted from the River Lee Modelling & Mapping Study (Halcrow, 2010)

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Caution:

This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

Each sub-model has been given a 'Model Confidence Limit' score (1-4) to give an indication of the level of confidence in the hydraulic model.

The confidence for this area is shown in the last column.

- 1 - Good Quality channel and floodplain survey and good calibration
- 2 - Old channel or floodplain survey or limited calibration
- 3 - Poor quality channel or floodplain survey

All flood levels are given in metres Above Ordnance Datum (mAOD)

All flows are given in cubic metres per second (cumecs)

MODELLED FLOOD LEVEL

Node Label	Easting	Northing	Return Period										Confidence
			2 yr	5 yr	10 yr	20 yr	25 yr	50 yr	100 yr	100 yr + 20%	200 yr	1000 yr	
MO.003	533504	191273	11.47	11.72	11.82	11.88	11.93	12.01	12.13	12.68	12.39	13.28	1
MO.002	533526	191285	11.41	11.66	11.77	11.83	11.88	11.96	12.08	12.66	12.36	13.26	1
MO.001	533533	191292	11.38	11.62	11.73	11.79	11.83	11.92	12.04	12.63	12.32	13.26	1
MOC052a	533543	191297	11.34	11.58	11.68	11.74	11.78	11.86	11.97	12.60	12.28	13.24	3
MOC051a	533575	191315	11.28	11.51	11.62	11.67	11.71	11.79	11.91	12.54	12.24	13.19	3
MOC050a	533595	191332	11.23	11.46	11.56	11.61	11.66	11.73	11.86	12.50	12.21	13.14	3
MOC050b	533608	191343	11.20	11.43	11.53	11.58	11.62	11.70	11.82	12.48	12.19	13.12	3
MOC049a	533619	191353	11.20	11.43	11.53	11.58	11.62	11.70	11.82	12.48	12.19	13.12	3
MOC048a	533623	191361	11.18	11.40	11.50	11.56	11.60	11.67	11.80	12.46	12.18	13.10	3
MOC047a	533640	191372	11.09	11.31	11.40	11.45	11.49	11.57	11.70	12.38	12.14	13.00	3
MOC046a	533695	191376	11.06	11.27	11.36	11.41	11.45	11.52	11.66	12.35	12.12	12.97	3
MOC045a	533732	191373	10.97	11.18	11.27	11.31	11.35	11.42	11.58	12.30	12.09	12.90	3
MOC045b	533752	191374	10.49	10.71	10.81	10.87	10.91	11.13	11.37	12.22	11.98	12.84	3
MOC044a	533779	191377	10.43	10.67	10.78	10.83	10.87	11.10	11.35	12.16	11.94	12.77	3
MOC043a	533817	191386	10.43	10.66	10.77	10.82	10.86	11.09	11.35	12.14	11.91	12.74	3
MOC042a	533858	191397	10.42	10.66	10.76	10.82	10.86	11.09	11.34	12.12	11.89	12.71	3
MOC041a	533871	191386	10.41	10.64	10.75	10.80	10.84	11.08	11.31	12.08	11.86	12.67	3
MOC040a	533875	191363	10.39	10.62	10.72	10.78	10.82	11.04	11.25	12.01	11.79	12.59	3
MOC039a	533884	191332	10.37	10.59	10.69	10.75	10.78	10.99	11.19	11.95	11.73	12.52	3
MOC038a	533893	191315	10.37	10.59	10.69	10.75	10.78	10.98	11.17	11.93	11.72	12.50	3
MOC037a	533896	191293	10.33	10.53	10.63	10.68	10.71	10.86	11.03	11.77	11.57	12.31	3
MOC036a	533898	191255	10.28	10.47	10.55	10.60	10.63	10.77	10.91	11.64	11.45	12.16	3
MOC035a	533904	191197	10.23	10.39	10.47	10.52	10.55	10.63	10.71	11.42	11.24	11.90	3

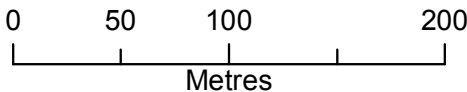
MODELLED FLOWS

Node Label	Easting	Northing	2 yr	5 yr	Return Period								Confidence
					010 yr	20 yr	25 yr	50 yr	100 yr	100 yr + 20%	200 yr	1000 yr	
MO.003	533504	191273	2.20	3.33	3.86	4.18	4.43	4.90	5.43	6.01	6.20	8.35	1
MO.002	533526	191285	2.19	3.33	3.86	4.18	4.43	4.90	5.43	5.96	6.19	8.36	1
MO.001	533533	191292	2.19	3.33	3.86	4.18	4.43	4.90	5.43	5.94	6.19	8.36	1
MOC052a	533543	191297	2.19	3.33	3.86	4.18	4.43	4.90	5.43	5.94	6.19	6.26	3
MOC051a	533575	191315	2.19	3.33	3.87	4.18	4.43	4.90	5.44	5.88	6.18	6.26	3
MOC050a	533595	191332	2.19	3.33	3.87	4.19	4.43	4.90	5.44	5.87	6.17	6.26	3
MOC050b	533608	191343	2.19	3.33	3.88	4.19	4.43	4.90	5.44	5.87	6.17	6.26	3
MOC049a	533619	191353	2.35	3.60	4.19	4.53	4.80	5.30	5.89	6.71	6.66	7.45	3
MOC048a	533623	191361	2.35	3.60	4.19	4.53	4.80	5.30	5.89	6.70	6.66	7.45	3
MOC047a	533640	191372	2.35	3.60	4.20	4.54	4.80	5.31	5.89	6.63	6.64	7.45	3
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MOC036a	533898	191255	2.33	3.60	4.22	4.56	4.80	5.29	5.90	6.51	6.62	7.42	3
MOC035a	533904	191197	2.33	3.60	4.22	4.56	4.80	5.29	5.90	6.51	6.62	7.42	3

Structures and Defences centred on: 807 High Road, London, N17 8ER - 16/12/2019 - HNL 153293 CB



Environment Agency
Alchemy,
Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE



Legend

- Main Rivers
- Site location

NAFRA Structures

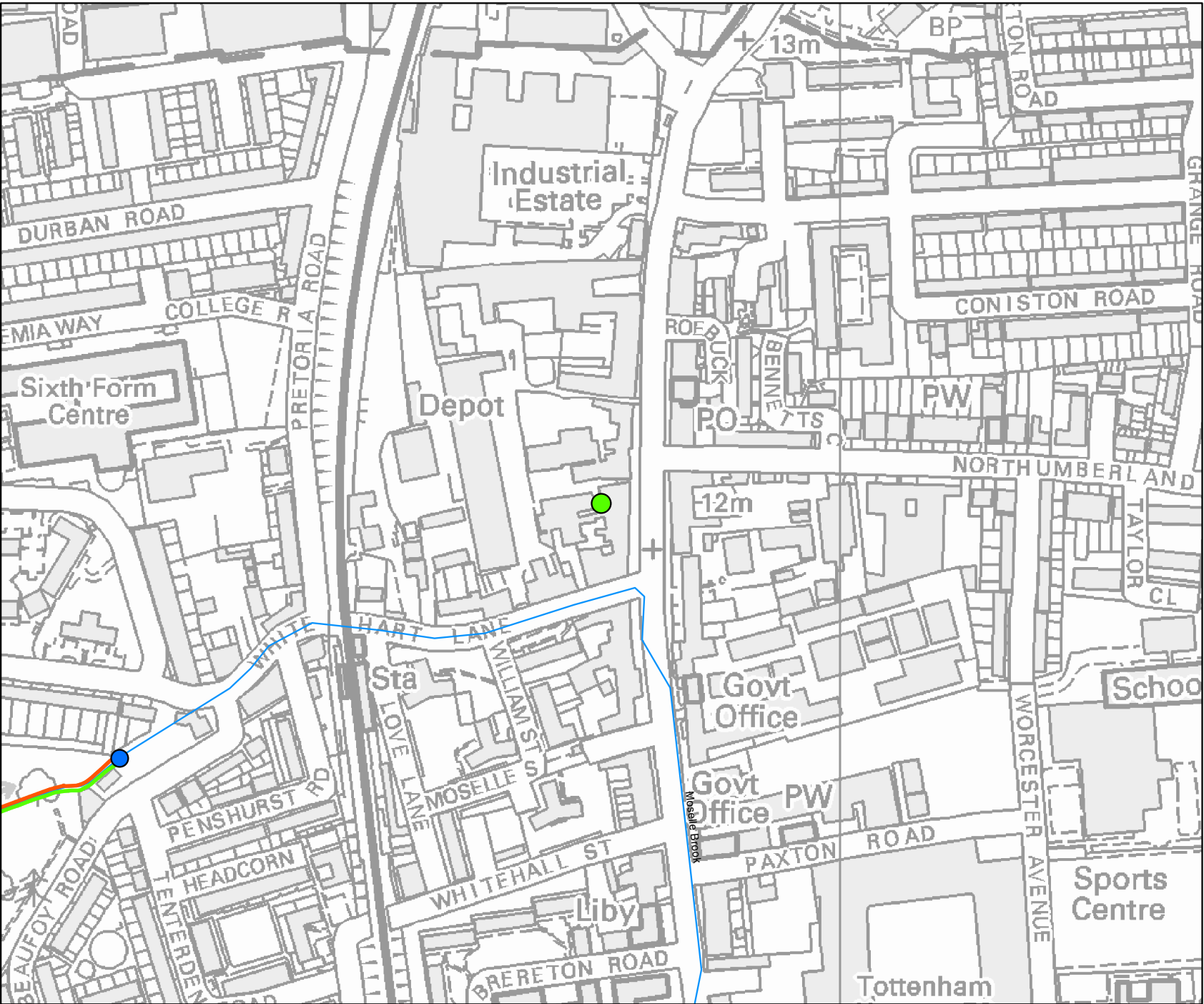
- 202294

NAFRA Defences

- 12840
- 12841

The following information on defences has been extracted from the Asset Information Management System (AIMS)

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Environment Agency ref: [HNL 153293 CB](#)

The following information on defences has been extracted from the Asset Information Management System (AIMS)

Defences

Asset ID	Asset Type	Asset Protection	Asset Comment	Asset Description	Design Standard of protection (years)	Downstream Crest Level	Upstream Crest Level	Condition of Defences (1=Good, 5 = Poor)
12841	high ground	fluvial	Concrete lined channel	Lined channel	5	14.62	13.72	3
12840	high ground	fluvial	Natural bank with concrete lined sections	Natural bank	5	14.87	15.92	3

Structures

Asset ID	Asset Type	Asset Protection	Asset Comment	Asset Description	Condition of Structures (1=Good, 5=Poor)
202294	screen	fluvial	MA - Wedges Yard Screen. Capital works planned. 3.5m wide steel screen inclined around 20degrees off the vertical. Concrete wing walls are placed at 0 degrees to the flow. EA responsible for regular cleaning (2-3 times/week). No barrier to top of screen. (O&M 53/64)	2 stage flat 50mm plate galvanised steel screen. Galvanised fabricated handrailing along steps on left bank	3

D. Thames Water Data

Appendices

807 High Road, Tottenham
Project Number: WIE20265

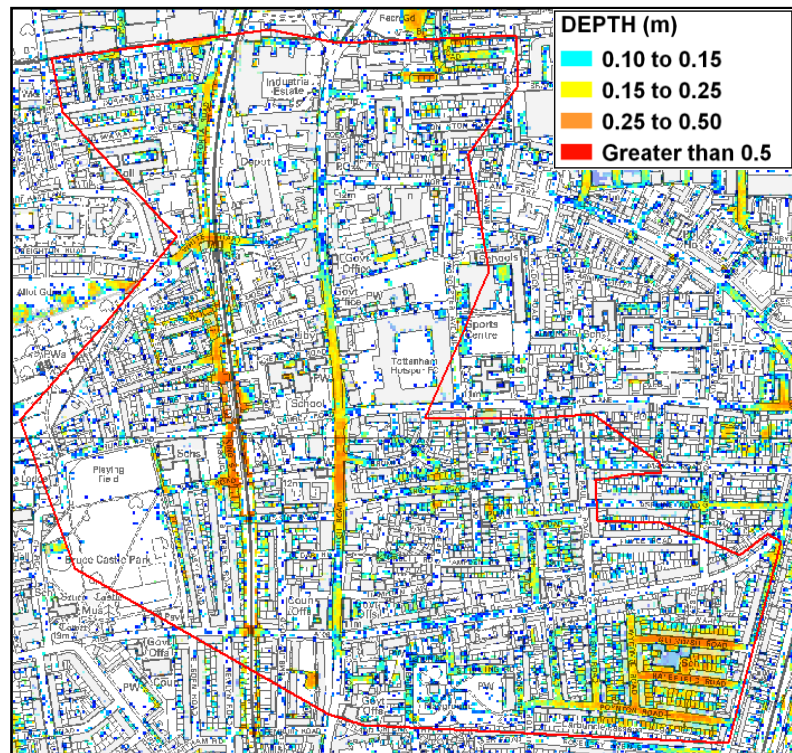
Document Reference: WIE20265-100-R-1-3-1-FRA

CDA: Group4_061

Location: Tottenham High Road and area surrounding Halefield Road, Tottenham.

Description: Surface water is observed to pond around Halefield Road as a result of overland flow from the west. Ponding water is also observed at the low point along Tottenham High Road. The largest depths of water occur along the roads with some residential properties and their back gardens flooded.

Validation: There is good correlation between the modelling results and the EA Surface Water Maps for both 30 year and 200 year event. There are no other supporting flood records in the area.

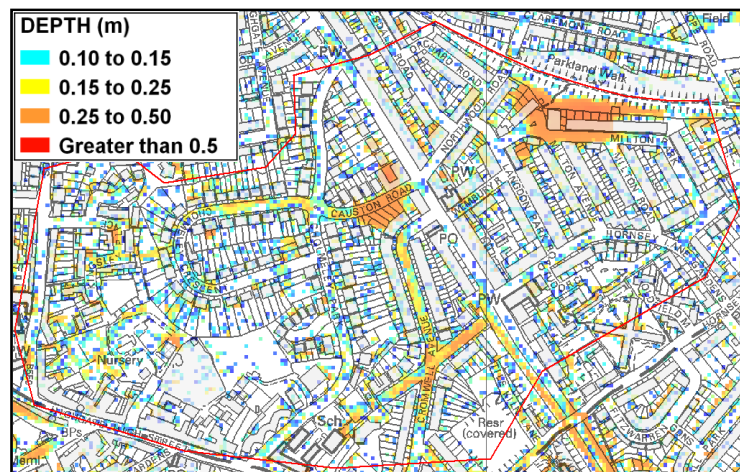


CDA: Group4_062

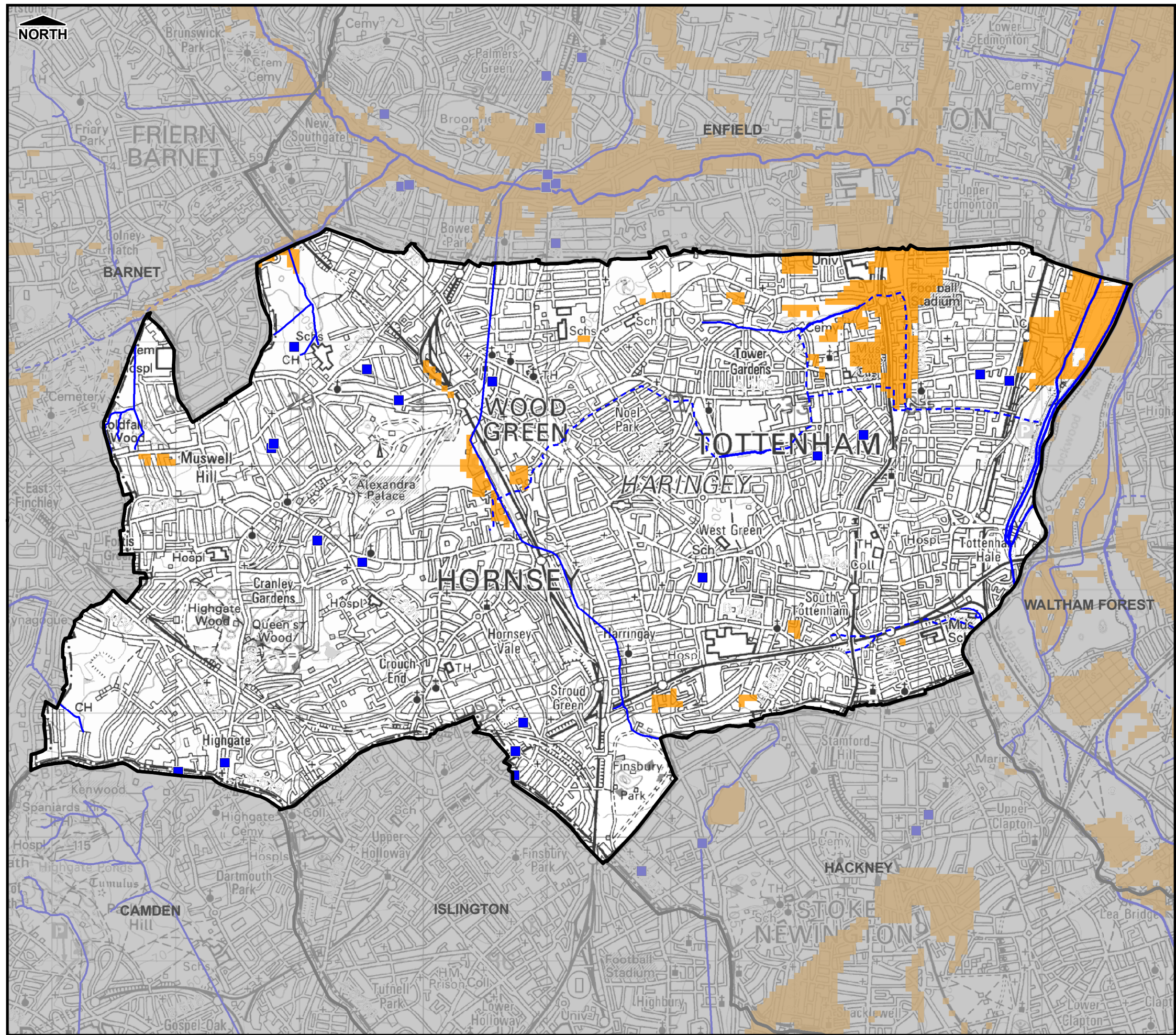
Location: Milton Park, Crouch End

Description: Surface water is observed to pond behind the Parkland Walk embankment resulting in flooding of Milton Park road and surrounding properties. A number of these properties contain basements. There is a significant health and safety risk to these residents.

Validation: There is a good correlation between the modelled results and the EA Surface Water Map for the 200 year event. The Drain London modelled results show a larger flood extent for the 30 year event. There are no other supporting flood records in the area.



Filepath: L:\Environment\zwet\CS046913_DrainLondon_Tier2\Group4\ARC\mxd\GP4_Haringey_Fig10_PotentialElevatedGWMap.mxd



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

Legend

- Borough Administrative Boundary
- Main River
- Ordinary Watercourse
- Groundwater Flood Incident (EA Records)
- Groundwater Flood Incident (Other Records)
- Increased Potential for Elevated Groundwater in:
 - Permeable Superficial Deposits
 - Consolidated Aquifers
- Culverted Watercourse (Main River)

Notes

- The increased Potential for Elevated Groundwater map shows those areas within the London Boroughs where there is an increased potential for groundwater to rise sufficiently to interact with the ground surface or be within 2 m of the ground surface. Such groundwater rise could lead to the following consequences:
 - flooding of basements of buildings below ground level;
 - flooding of buried services or other assets below ground level;
 - inundation of farmland, roads, commercial, residential and amenity areas;
 - flooding of ground floors of buildings above ground level; and
 - overflowing of sewers and drains.
- Incident records shown are generally unconfirmed and may include issues such as water main bursts or non-groundwater related problems.
- Areas not shown to have increased potential for elevated groundwater should be considered to have a low potential for elevated groundwater – Lack of information does not imply 'no potential' of elevated groundwater in that area.
- Includes groundwater flood mapping provided by JBA Consulting. Copyright © Jeremy Benn Associates Limited 2008 - 2011, partially derived from data supplied by the Environment Agency

London Borough of Haringey



Surface Water Management Plan

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Scale at A3	Date	Drawn by	Approved by
1:32,000	07/04/2011	S.TURNBULL	S.IP

Increased Potential for Elevated Groundwater Map

Consultants

CAPITA SYMONDS

Flood Risk Management

Scot Wilson

Capita Symonds
Level Seven,
52 Grosvenor Gardens,
Belgravia,
London
SW1W 0AU

Drain London Programme Board Members



FIGURE 10

E. London Borough of Haringey Surface Water Management Plan Mapping

Appendices

807 High Road, Tottenham
Project Number: WIE20265

Document Reference: WIE20265-100-R-1-3-1-FRA

Asset location search



Property Searches

Waterman Infrastructure & Environment
Pickfords Wharf Pickfords Wharf

LONDON
SE1 9DG

Search address supplied Alabar
807
High Road
London
N17 8ER

Your reference WIE16362 - 807 High Road

Our reference ALS/ALS Standard/2019_4116881

Search date 26 November 2019

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148



Search address supplied: Alabar, 807, High Road, London, N17 8ER

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

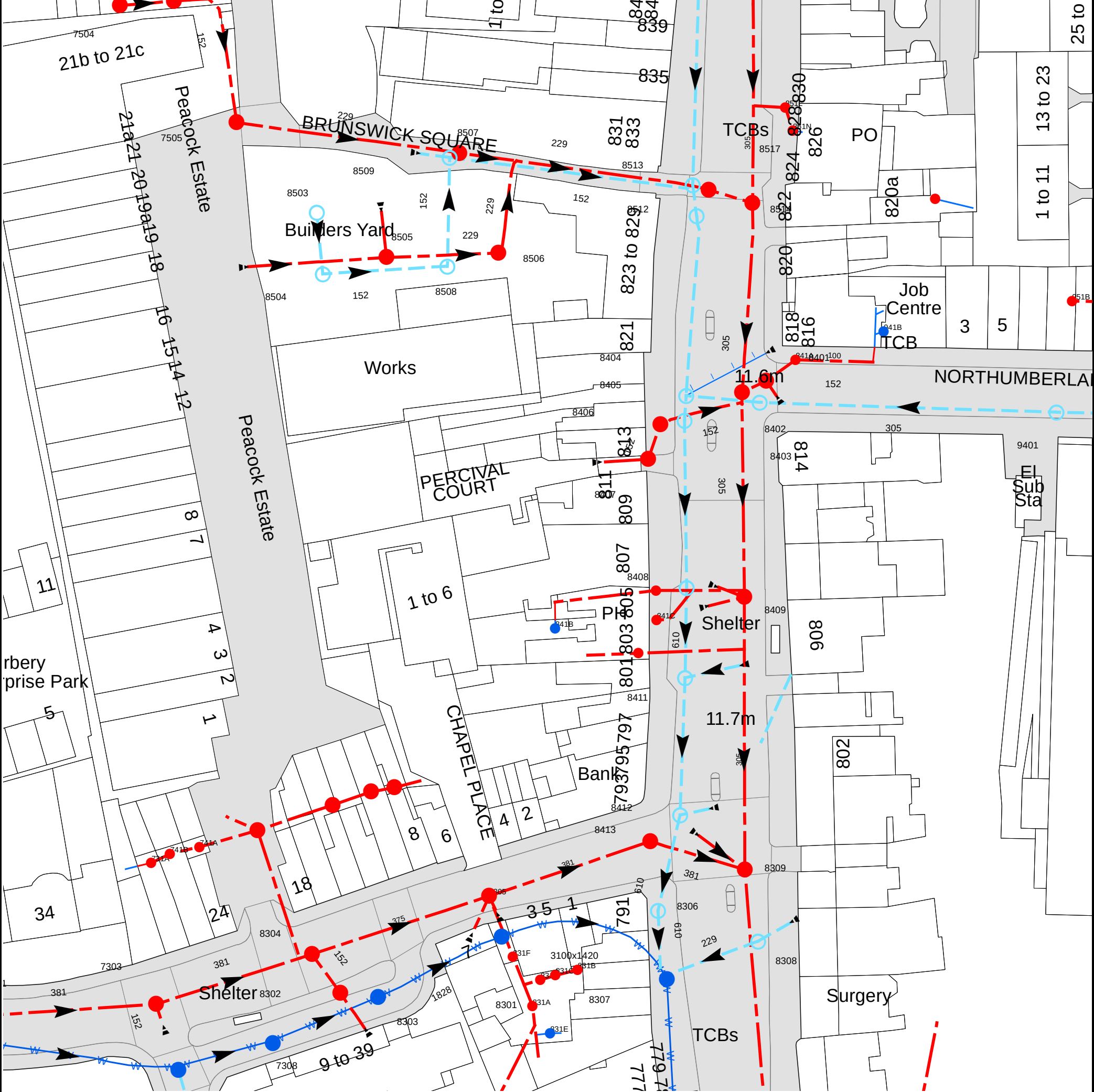
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 533846,191457
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
7505	13.25	12.28
851L	n/a	n/a
7504	n/a	n/a
7503	13.84	13.14
941B	n/a	n/a
951A	n/a	n/a
9401	11.53	10.22
951B	n/a	n/a
8411	11.34	9.8
8438	n/a	n/a
841B	n/a	n/a
841C	n/a	n/a
8409	11.52	9.02
8437	n/a	n/a
8408	11.41	9.83
8407	11.8	10.93
8406	11.61	10.65
8405	11.42	9.88
8402	11.55	n/a
8404	11.46	9.91
8403	11.52	9.2
8401	11.46	10.09
841A	n/a	n/a
8504	13.12	12.16
8508	12.79	12.05
8505	12.83	12.03
8506	12.81	11.83
8512	11.64	10.08
8503	12.89	12.42
8514	11.61	9.38
8517	11.53	10.47
8513	11.55	10.04
8509	12.94	11.61
8507	12.88	11.47
851N	n/a	n/a
7304	12.02	9.53
7308	11.88	9.47
831E	n/a	n/a
831A	n/a	n/a
7303	12.13	9.39
8303	11.77	9.4
8302	11.84	10.04
831D	n/a	n/a
8307	11.3	9.5
831C	n/a	n/a
831B	n/a	n/a
831F	n/a	n/a
8304	11.84	9.22
8308	11.25	10.42
8301	11.56	9.53
8306	11.37	9.64
8305	11.42	9.08
8309	11.43	8.76
731A	n/a	n/a
741B	n/a	n/a
741A	n/a	n/a
8413	11.35	8.37
7401	n/a	n/a
8412	11.35	9.75
8434	n/a	n/a
8435	n/a	n/a
8436	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.		Trunk Foul
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.		Trunk Surface Water
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.		Trunk Combined
	Storm Relief		Bio-solids (Sludge)
	Vent Pipe		Proposed Thames Water Foul Sewer
	Proposed Thames Surface Water Sewer		Foul Rising Main
	Gallery		Combined Rising Main
	Surface Water Rising Main		Proposed Thames Water Rising Main
	Sludge Rising Main		Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

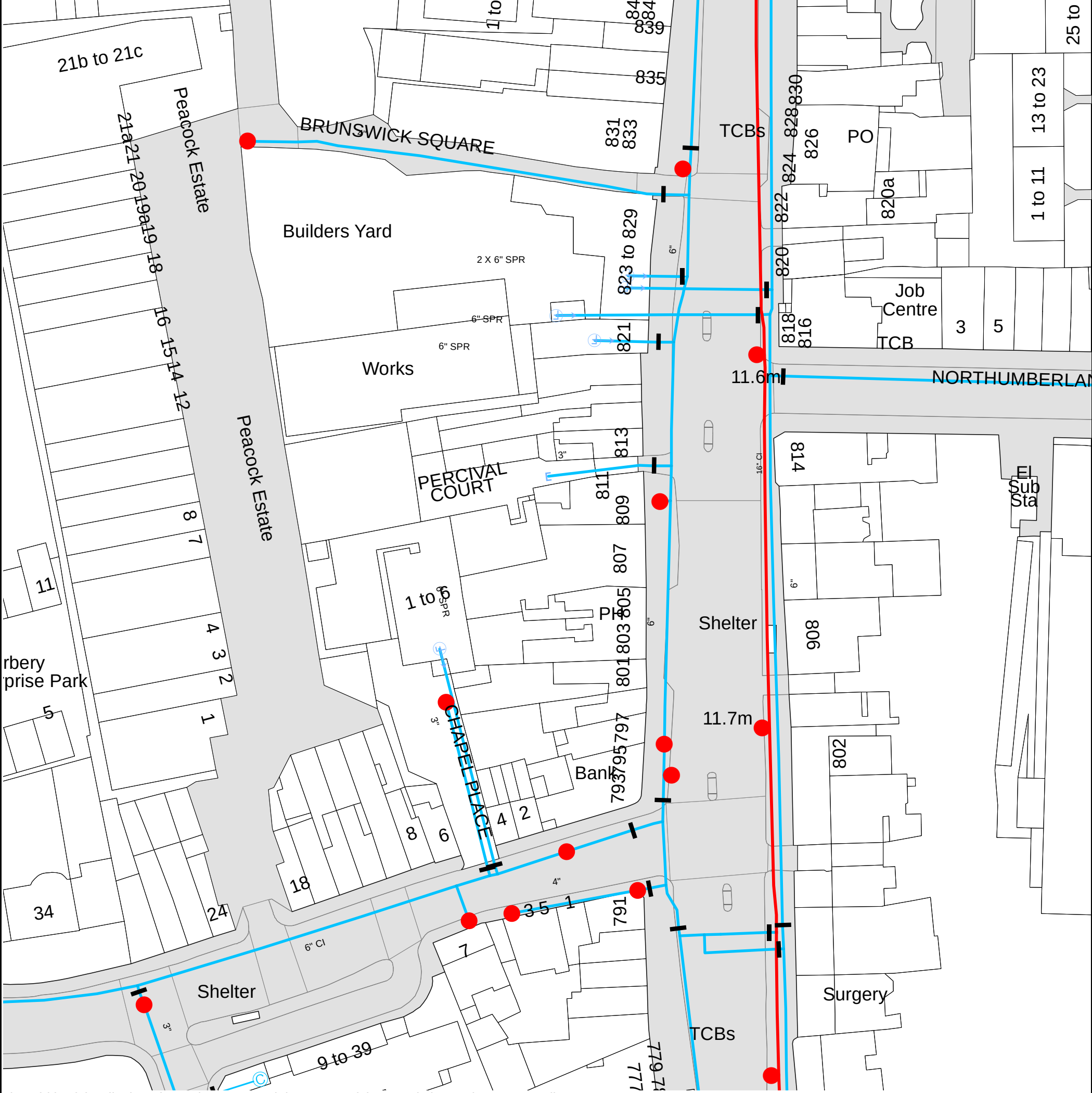
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer		Surface Water Sewer
	Combined Sewer		Gully
	Culverted Watercourse		Proposed
			Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 533846, 191457.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"	Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
16"	Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
3" SUPPLY	Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
3" FIRE	Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
3" METERED	Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
	Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
	Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

	General Purpose Valve
	Air Valve
	Pressure Control Valve
	Customer Valve

Hydrants

	Single Hydrant
--	----------------

Meters

	Meter
--	-------

End Items

Symbol indicating what happens at the end of a water main.

	Blank Flange
	Capped End
	Emptying Pit
	Undefined End
	Manifold
	Customer Supply
	Fire Supply

Operational Sites

	Booster Station
	Other
	Other (Proposed)
	Pumping Station
	Service Reservoir
	Shaft Inspection
	Treatment Works
	Unknown
	Water Tower

Other Symbols

	Data Logger
--	-------------

Other Water Pipes (Not Operated or Maintained by Thames Water)

	Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
	Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Sewer Flooding

History Enquiry



Property
Searches

Waterman Infrastructure & Environment

Search address supplied Alabar
807
High Road
London
N17 8ER

Your reference WIE16362 - 807 High Road

Our reference SFH/SFH Standard/2019_4116882

Received date 26 November 2019

Search date 26 November 2019



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

Search address supplied: Alabar,807,High Road,London,N17 8ER

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments



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searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk



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